

Project Cost Analysis - 25 Year Viability Period

Year	Income 2023- @3% conservative uplift	Fees 2023- @3% estimated uplift	Maint 2023- @8.1% uplift as per 12 months COPI	Finance/repayment	Annual Balance based on 3% uplift on income	Cumulative Total based on 3% uplift on income
1	£ 57,533.49	£ 16,109.38	£ 5,633.17	£ 50,627.20	-£ 14,836.26	-£ 14,836.26
2	£ 59,259.49	£ 16,592.66	£ 6,089.46	£ 39,739.64	-£ 3,162.26	-£ 17,998.52
3	£ 61,037.28	£ 17,090.44	£ 6,582.70	£ 39,739.64	-£ 2,375.50	-£ 20,374.02
4	£ 62,868.40	£ 17,603.15	£ 7,115.90	£ 39,739.64	-£ 1,590.30	-£ 21,964.31
5	£ 64,754.45	£ 18,131.25	£ 7,692.29	£ 39,739.64	-£ 808.73	-£ 22,773.04
6	£ 66,697.08	£ 18,675.18	£ 8,315.37	£ 39,739.64	-£ 33.11	-£ 22,806.14
7	£ 68,698.00	£ 19,235.44	£ 8,988.91	£ 39,739.64	£ 734.01	-£ 22,072.14
8	£ 70,758.94	£ 19,812.50	£ 9,717.01	£ 39,739.64	£ 1,489.78	-£ 20,582.36
9	£ 72,881.70	£ 20,406.88	£ 10,504.09	£ 39,739.64	£ 2,231.10	-£ 18,351.26
10	£ 75,068.15	£ 21,019.08	£ 11,354.92	£ 39,739.64	£ 2,954.51	-£ 15,396.75
11	£ 77,320.20	£ 21,649.66	£ 12,274.67	£ 39,739.64	£ 3,656.23	-£ 11,740.51
12	£ 79,639.81	£ 22,299.15	£ 13,268.92	£ 39,739.64	£ 4,332.10	-£ 7,408.41
13	£ 82,029.00	£ 22,968.12	£ 14,343.70	£ 39,739.64	£ 4,977.54	-£ 2,430.87
14	£ 84,489.87	£ 23,657.16	£ 15,505.54	£ 39,739.64	£ 5,587.53	£ 3,156.66
15	£ 87,024.57	£ 24,366.88	£ 16,761.49	£ 39,739.64	£ 6,156.56	£ 9,313.22
16	£ 89,635.30	£ 25,097.88	£ 18,119.17	£ 39,739.64	£ 6,678.61	£ 15,991.83
17	£ 92,324.36	£ 25,850.82	£ 19,586.82	£ 39,739.64	£ 7,147.08	£ 23,138.91
18	£ 95,094.09	£ 26,626.35	£ 21,173.35	£ 39,739.64	£ 7,554.75	£ 30,693.66
19	£ 97,946.92	£ 27,425.14	£ 22,888.40	£ 39,739.64	£ 7,893.74	£ 38,587.40
20	£ 100,885.32	£ 28,247.89	£ 24,742.36	£ 39,739.64	£ 8,155.44	£ 46,742.84
21	£ 103,911.88	£ 29,095.33	£ 26,746.49	£ 39,739.64	£ 8,330.43	£ 55,073.27
22	£ 107,029.24	£ 29,968.19	£ 28,912.95	£ 39,739.64	£ 8,408.46	£ 63,481.73
23	£ 110,240.12	£ 30,867.23	£ 31,254.90	£ 39,739.64	£ 8,378.34	£ 71,860.07
24	£ 113,547.32	£ 31,793.25	£ 33,786.55	£ 39,739.64	£ 8,227.88	£ 80,087.96
25	£ 116,953.74	£ 32,747.05	£ 36,523.26	£ 39,739.64	£ 7,943.79	£ 88,031.75
Sum over 25 years	£ 2,097,628.72	£ 587,336.04	£ 417,882.37	£ 1,004,378.56	£ 88,031.75	
Total return over 25 years					£	88,031.75